



## Design Review Board

### **NOTICE OF DECISION** **On DRC-12-07, Easton Olympic Archery** **Facility and Housing Complex** **(APN: 643-040-07-00)**

Notice is hereby given that the Design Review Board has considered DRC-12-07, filed by Easton Sports Development Foundation ("Applicant"). The Applicant requests for the construction of the Easton Olympic Archery Facility and Housing Complex with 62 bedrooms for the coach and athletes with associated parking. The site is located at the Olympic Training Center, 2800 Olympic Parkway ("Project Site") and is leased within the Chula Vista Olympic Training Center owned by the United States Olympic Committee ("Property Owner"). The Project Site is zoned Planned Community Public Quasi (PCPQ) with a General Plan designation of Public Quasi (PQ). The Project is more specifically described as follows:

The Easton Olympic Archery Facility is planned to be constructed on an 11.37 acre site, leased within the Chula Vista Olympic Training Center by the Easton Sports Development Foundation. The project will be located at the upper, northern portion of the Center, directly below the existing Main Entrance and Visitor Center. When complete, the complex will be an official United States Olympic Archery Center for training, competition, research, and continuing development of the sport.

Three major project components are proposed:

1. A two story Archery Center Building, which will include viewing, conference, office and administration space, training and research rooms, lockers, restrooms, storage space, and an indoor Archery Range;
2. Two outdoor 90 meter Archery Ranges, on existing turf sports fields;
3. Housing Complex, to be built in two phases. When complete, this will include six two story Housing Buildings, connected with covered walks, with a total of 25,212 square feet, 60 bedrooms and private baths, and a 4,107 square foot one story Multipurpose Building, providing common facilities, and a two-bedroom Manager's Apartment.

Planning staff has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that the project was adequately covered in previously adopted Final EIR (EIR-89-11), for the Olympic Training Center Sectional Planning Area (SPA) Plan. Thus, no further environmental review or documentation is necessary.

The DRB, under the provisions of Section 19.14 of the Chula Vista Municipal Code, has conditionally approved said request based upon the following findings of fact as required by CVMC Section 19.14:

That the proposed development will be consistent with the City of Chula Vista's General Plan, Title 19 of the Municipal Code, and the Olympic Training Center Sectional Planning Area (SPA) Plan.

Attachment 2

August 6, 2012

The Project is consistent with the City of Chula Vista's General Plan, and Title 19 of the Municipal Code, and the Olympic Training Center Sectional Planning Area (SPA) Plan. This is demonstrated in land use, architectural design style, amenities provided, common and private open spaces provided, landscape, and pedestrian connection, pedestrian orientation, and vehicular access.

**The design features of the proposed development are consistent with, and are a cost-effective method of satisfying, the City of Chula Vista Design Manual and Landscape Manual.**

The design features are a cost-effective method of satisfying the City of Chula Vista Design Manual and Landscape Manual.

The proposed landscape design is to be low in water needs, low in maintenance needs, and high in beauty and aesthetic value. The landscape has been designed to work within the overall concept of water conservation per Chula Vista Water Conservation ordinance and the Landscape Manual. The planting areas represent a total of 29% of the site, which meets the guidelines of the Chula Vista Landscape Manual.

The Design Review Board, under the provisions of Section 19.14.582.1 of the Chula Vista Municipal Code, has conditionally approved the project subject to the following conditions:

1. The following shall be accomplished to the satisfaction of the City, prior to issuance of building permits, unless otherwise specified:

**Planning Division:**

1. The site shall be developed and maintained in accordance with the approved plans, which include site plans, floor plan, and elevation plan on file in the Planning Division, the conditions contained herein, and Title 19.
2. Prior to, or in conjunction with the issuance of the first building permit, pay all applicable fees, including any unpaid balances of permit processing fees for deposit account DQ-1692.
3. The colors and materials specified on the building plans must be consistent with the colors and materials shown on the site plan and materials board approved by the Design Review Board on August 6, 2012.
4. A graffiti resistant treatment shall be specified for all wall and building surfaces. This shall be noted for any building and wall plans and shall be reviewed and approved by the Director of Development Services prior to the issuance of building permits. Additionally, the project shall conform to Sections 9.20.055 and 9.20.035 of the CVMC regarding graffiti control. The Applicant shall note this on the elevations sheets.

August 6, 2012

5. All roof appurtenances, including air conditioners and other roof mounted equipment and/or projections, shall be shielded from view and the sound buffered from adjacent properties and streets as required by the Planning Director. Such screening shall be architecturally integrated with the building design and constructed to the satisfaction of the Development Services Director.
6. All ground mounted utility appurtenances such as transformers, AC condensers, etc., shall be located out of public view and adequately screened through the use of a combination of concrete or masonry walls, berming, and/or landscaping to the satisfaction of the Director of Development Services.
7. The Applicant shall obtain approval of a sign permit for each sign by the Development Services Department. Signs shall comply with all applicable requirements of the Municipal Code.

**Fire Department**

8. This project will require a fire flow of 5,000 gallons per minute for a 4-hour duration (at 20psi).
9. The Applicant shall provide a water flow letter from the applicable water agency having jurisdiction indicating that the above-mentioned fire flow is available to serve this project.
10. The Applicant shall provide a water supply analysis (technical report) to the Chula Vista Fire Department for review and approval. This report shall be a node-to-node analysis using the Hazen-Williams formula. The analysis shall show that the required fire flow is available at the hydrants and that simultaneously, the sprinkler demand is available at the most demand sprinkler riser.
11. Fire Hydrants shall be located not greater than 300 feet apart, and shall be shown future plans.
12. Based upon the minimum required fire flow, hydrant spacing minimum of 5 hydrants are required to serve this project.
13. Fire lane/signs shall be placed around the entire fire lane for access.
14. Access roads shall meet the loading for emergency vehicles. Decorative concrete and impervious pavers shall meet the required loading if they are to be part of the Emergency Access.
15. Buildings shall be provided with two Knox appliances.
  - Provide a Knox Vault at the main entrance to the building
  - Provide a Knox Box at the Fire control Room -- A fire control room will be required.

August 6, 2012

16. The buildings shall be addressed in accordance with the following criteria:
  - 0 – 50ft from the building to the face of the curb = 6-inches in height with a 1-inch stroke
  - 51 – 150ft from the building to the face of the curb = 10-inches in height with a 1 ½ - inch stroke
  - 151ft from the building to the face of the curb = 16-inches in height with a 2-inch stroke
17. The project shall be protected throughout by an approved automatic fire sprinkler system.
18. A deferred submittal shall be required for the sprinkler and the fire alarm.
19. Commercial cooking equipment that produces grease laden vapors shall be provided with a Type-I hood and an automatic fire extinguisher system that is listed and labeled for its intended use.
20. This project shall be protected throughout by an approved fire alarm system.
21. The one fire extinguisher for every 3000 square feet and 75 feet of travel in any direction shall be provided.

**Land Development Division**

22. Developer shall comply with all applicable conditions of approval for Tentative Parcel Map waiver No.12-01.
23. The following fees will be required based on the Final Building Plans submitted:
  - a. Sewer Connection and Capacity Fees
  - b. Traffic Signal Fees
  - c. Public Facilities Development Impact Fees (PFDIF)
  - d. Eastern Transportation Development Impact Fees (ETDIF)
  - e. Other Engineering Fees as applicable per attached Master Fee Schedule.
24. Additional deposits or fees in accordance with the City Subdivision Manual, and Master Fee Schedule shall be required for the submittal of the following items:
  - a. Grading Plans
  - b. Construction Permit
  - c. Tentative Parcel Map, and Final Parcel Map
  - d. Final Parcel Map
25. The applicant shall obtain a Land Development Permit prior to beginning any earthwork activities at the site and before issuance of Building Permits in accordance with Municipal Code Title 15.05. The applicant shall submit Grading Plans in conformance with the City's Subdivision Manual and the City's Development Storm Water Manual requirements, including, but not limited to the following:
  - a. Grading Plans shall be prepared by a registered Civil Engineer and approved by the City Engineer.

August 6, 2012

- b. Drainage Study and Geotechnical/Soils Investigations are required with the first submittal of Grading Plans. The Drainage Study shall calculate the Pre-Development and Post-Development flows and show how downstream properties and storm drain facilities are impacted. Design shall incorporate detention of storm water runoff if Post-Development flows exceed Pre-Development flows; analysis shall include flows from 2 yr, 10 yr, and 50 yr return frequency storms.
  - c. Drainage study shall also demonstrate that no property damage will occur during the 100-year storm event.
  - d. Drainage study shall show any offsite flows.
  - e. All onsite drainage facilities shall be private.
  - f. Any offsite work will require Letters of Permission from the property owner(s).
26. The applicant shall provide two copies of the following technical reports with the 1<sup>st</sup> submittal of grading plans:
- a. Drainage study
  - b. Water Quality Technical Report (WQTR)
  - c. Geotechnical Report
27. All retaining walls shall be noted on the grading plans and include a detailed wall profile.
28. Structural wall calculations are required if walls are not built per San Diego Regional Standard Drawings, or City of Chula Vista Construction Standards CVCS-30 thru 40, and if fences are to be placed on top of retaining walls.
29. Retaining walls that will be part of a building wall must be approved as part of the building permit for the project.
30. Retaining walls around trash bin shall be noted on the grading plans and called out per standard.
31. A detail showing how the retaining wall drains tie into the drainage system shall be included in the grading plans.
32. This project shall comply with all requirements of the Chula Vista Development Storm Water Manual (Storm Water Manual) for both construction and post-construction phases of the project.
33. The project shall comply with the City's Low Impact Development (LID), Source Control, Treatment Control, and Hydromodification Control BMP Requirements. The Water Quality Technical Report shall include design features, such as bio-retention facilities, and other high-efficiency BMPs per Low Impact Development (LID) requirements under current City Standard Urban Stormwater Mitigation Plan (SUSMP) standards, the City's Development Storm Water Manual, and as imposed by the current NPDES Municipal Permit adopted by the Regional Water Quality Control Board. LID principles must be incorporated into the project's design.

August 6, 2012

34. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) NPDES General Permit No. CAS000002, Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction Activity, and any subsequent re-issuances thereof. In accordance with said Permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be developed and implemented concurrent with the commencement of grading activities. The SWPPP shall specify construction structural and non-structural pollution prevention measures.
35. A complete and accurate Notice-of-Intent (NOI) must be filed with the SWRCB. A copy of the acknowledgement from the SWRCB that a NOI has been received for this project shall be filed with the City of Chula Vista when received. Further, a copy of the completed NOI from the SWRCB showing the Permit Number for this project shall be filed with the City of Chula Vista when received.
36. Permanent storm water requirements, including site design, source control, treatment control, and hydromodification control Best Management Practices (BMP's), all as shown in the approved WQTR, shall be incorporated into the project design, and shall be shown on the plans. Sizing calculations and specifications for each BMP's shall be provided.
37. All on-site storm drain inlets and catch basins shall be provided with permanent stenciling and signage according to City of Chula Vista Standards to prohibit illegal discharge to the storm drain system.
38. Owner must enter into a Storm Water Management Facilities Maintenance Agreement to perpetually maintain private BMP's located within the project prior to issuance of any Grading or Building Permits, whichever occurs first.
39. Prior to obtaining any Building Permit for the Project, if project's total on-site improvements exceed Engineering Threshold of (currently: \$33,762.11), per CVMC, Section 12.24.020, then the applicant shall be required to obtain a Construction Permit from the Land Development Section of the Department of Development Services. A Construction Permit is required to perform the following work in the City's right-of-way, which may include, but is not limited to:
  - a. Removal and replacement of existing pedestrian ramp at the corner of Olympic Parkway and private drive for the project per Chula Vista Construction Standard CVCS-25. Current pedestrian ramp shall be replaced, if it does not meet the City of Chula Vista Design Standards/ADA Standards, or if existing pedestrian ramp is cracked or broken.
40. The construction and completion of all improvements and release requirements shall be secured in accordance with Section 18.16.220 of the Municipal Code.
41. The Public Works Operations Section shall inspect any existing sewer laterals and storm drain connections that are to be used by the new development and may direct the Applicant to replace laterals and connections as needed.

August 6, 2012

42. The onsite sewer and storm drain system shall be private. All sewer laterals and storm drains shall be privately maintained from each building unit to the City-maintained public facilities.
43. All proposed sidewalks, walkways, pedestrian ramps, and disabled parking shall be designed to meet the City of Chula Vista Design Standards, ADA Standards, and Title 24 standards, as applicable.
44. Prior to Parcel Map, or Grading plan approval, the owner/applicant shall upload copies of the Street Improvement Plan, Grading Plan, Final Map and Site Improvement Plan in digital format such as AutoCAD DWG or DXF (AutoCAD version 2000 or above), ESRI GIS shapefile, file, or personal geodatabase (ArcGIS version 9.0 or above).
45. Reciprocal easements for access, parking and drainage shall be required for each parcel to be done on parcel map.
46. A Covenant and Agreement to Hold Property as One Parcel shall be required to address the following issues:
  - a. Cross Drainage
  - b. Access
  - c. Parking
47. All utilities serving the subject property and existing utilities located within or adjacent to the subject property shall be under grounded in accordance with the Chula Vista Municipal Code Section. Further, all new utilities serving the subject property shall be under grounded prior to the issuance of Building Permits.
48. Prior to approval of building permit the Applicant shall submit Landscape Improvement Plans for approval that demonstrates that the landscape associated with this project complies with the City of Chula Vista Landscape Water Conservation Ordinance, Chapter 20.12 of the Municipal Code, the City Landscape Manual, and the Shade Tree guidelines. The title sheet of the drawings shall contain a signed statement from the landscape architect as follows:

"I am familiar with and agree to comply with the requirements for landscape improvement plans as described in Chapter 20.12 of the Municipal Code. I have prepared this plan in compliance with those regulations. I certify that the plan implements the regulations to provide efficient landscape water use."
49. All trees within 5 feet of any hardscape element, shall receive root barriers, and shall be shown on the Landscape Improvement Plans.
50. The Applicant shall coordinate with the Engineer of work, regarding the location of water meters for irrigation purposes and shall coordinate the location of irrigation sleeves. This information shall be shown on the Landscape Improvement Plans.
51. As part of the Landscape Improvement Plans, the Applicant shall consider trees that are suitable to be planted in 5' wide planting areas in parking lots.

August 6, 2012

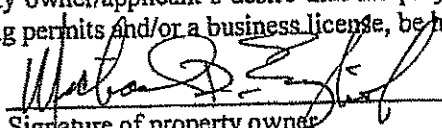
II. The following on-going conditions shall apply to the property as long as it relies on this approval.

52. All landscaping and hardscape improvements shall be installed and maintained in accordance with the approved landscape plan.

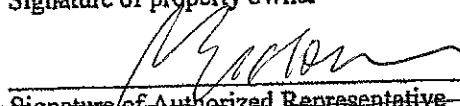
53. Approval of this request shall not waive compliance with all sections of Title 19 of the Municipal Code, and all other applicable City Ordinances in effect at the time of building permit issuance.

54. The Applicant shall and does agree to indemnify, protect, defend and hold harmless City, its City Council members, officers, employees and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorneys' fees (collectively, "liabilities") incurred by the City arising, directly or indirectly, from: (a) City's approval of this Notice of Decision; (b) City's approval or issuance of any other permit to the applicant, or action in connection with the project; and (c) Applicant's installation and operation of the project, including without limitation, any and all liabilities arising from the emission by the project of electromagnetic fields or other energy waves or emissions. Applicant shall acknowledge its agreement with this provision by executing a copy of this Notice of Decision where indicated below. Applicant's compliance with this provision is an express condition of this Notice of Decision and this provision shall be binding on any and all of Applicant's successors and assigns.

55. The property owner and the Applicant shall execute this document by making a true copy of this Notice of Decision and signing both this original notice and the copy on the lines provided below, said execution indicating that the property owner and Applicant have each read, understood and agreed to the conditions contained herein, and will implement same. Upon execution, the true copy with original signatures shall be returned to the Planning Department. Failure to return the signed true copy of this document prior to submittal for building permits to the Development Services Department shall indicate the property owner/applicant's desire that the project, and the corresponding application for building permits and/or a business license, be held in abeyance without approval.

  
Signature of property owner

8/14/12  
Date

  
Signature of Authorized Representative

10/29/12  
Date

*Applicant*



August 6, 2012

PASSED AND APPROVED BY THE DESIGN REVIEW COMMITTEE OF THE CITY OF  
CHULA VISTA, CALIFORNIA, this 6<sup>th</sup> day of August, 2012,

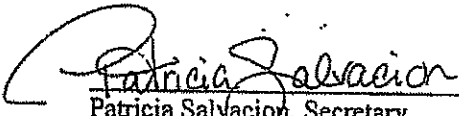
AYES: BALVANEDA, FRAGOMENO, MARTINEZ, NAVA

NOES: 0

ABSTAIN: 0

ABSENT: 0

ATTEST: 0

  
Patricia Salvacion, Secretary

SP/PF